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Town of Aurora
Committee of the Whole Report
No. PDS24-106

Subject: Comprehensive Zoning By-law Review Work Plan

Prepared by: Dania Asahi Ogie, Policy Planner

Department: Planning and Development Services

Date: October 1, 2024

Recommendation

1. That Report No. PDS24-106 be received for information.

Executive Summary

This report provides an overview of the proposed work plan for the Comprehensive Zoning By-law Review.

- The Request for Proposals (RFP) for the Comprehensive Zoning By-law Review has been posted.
- The Comprehensive Zoning By-law Review project is anticipated to commence in early 2025 and conclude by mid to late 2026.

Background

The Request for Proposals (RFP) for the Comprehensive Zoning By-law Review has been posted.

In August 2024, an RFP requisition for the Comprehensive Zoning By-law Review (the Project) was submitted for procurement. Following the approval of the requisition, the RFP for the Project has been recently posted.

The intent of the RFP is to engage consultants with a proven track record and management experience with leading a Comprehensive Zoning By-law Review to bid and support the Project for the Town. Bidding parties will be evaluated through a competitive process, with selection then occurring over the next several weeks.

Analysis

The Comprehensive Zoning By-law Review is anticipated to commence in early 2025 and conclude by mid to late 2026

The Comprehensive Zoning By-law Review seeks to update the Town's existing Zoning By-law to ensure alignment with the newly adopted Town of Aurora Official Plan. The Comprehensive Zoning By-law Review will incorporate up-to-date zoning practices and recent Council decisions/motions regarding land use planning.

Key priorities of the Comprehensive Zoning By-law Review include but are not limited to:

- Updating the additional residential unit zoning provisions, including evaluation of permitting four units per lot as of right
- Updating parking requirements and standards, including the elimination of minimum parking rates for the Major Transit Station Area (MTSA)
- Pre-zoning Local and Regional corridors
- Implementing the growth framework for the MTSA and Aurora Promenade as strategic growth areas

The Comprehensive Zoning By-law Review will also be rooted in extensive public engagement. Initial Policy Reviews and Background Discussion Papers will be prepared, followed by the development of specific Zoning updates and amendments for public review and discussion. Another key consideration of the Project will be to update related mapping and enhance the overall readability and user experience of the Zoning By-law by providing specific visual aids to better illustrate zoning provisions and terminologies.

The Project is expected to conclude in mid to late 2026, when a final draft of the Updated Zoning By-law will be presented to Council for approval.

Advisory Committee Review

It is anticipated that throughout the development of the Comprehensive Zoning By-law Review, more detailed consultation and engagement will occur with the Town's Advisory Committees. Direct outreach and presentation to the appropriate Committees will occur as part of the ongoing development of the project.

Legal Considerations

Subsection 26(9) of the *Planning Act* requires the Town to bring the Comprehensive Zoning By-law into conformity with its Official Plan. This review is to be done within three years of the adoption of the new Official Plan.

Financial Implications

Capital Project No. S00071: Zoning By-law Update currently has total approved budget authority of \$150,000.

Communications Considerations

Town staff will work with the Communications Division to create an Engage Aurora webpage where residents are able to ask questions and submit comments and feedback related to the Project. As the Project progresses, staff will also create social media marketing materials and print advertisements for all public engagement and open house opportunities.

In addition, an evaluation metric of the RFP was to have a detailed public consultation strategy be provided by the bidding consultants that demonstrates effective engagement and experience with consulting with the public. It is a priority of the project to engage effectively with the public, including through a minimum of two Public Information Open Houses, a Public Meeting, and other additional outreach opportunities. Statutory public engagement requirements of the project will not only be met, but will be exceeded.

Climate Change Considerations

The Comprehensive Zoning By-law Review will support environmental stewardship and sustainability by encouraging responsible growth management practices and ensuring the continued protection of the Town's environmental lands.

Link to Strategic Plan

The Comprehensive Zoning By-law Review supports the Strategic Plan goal of strengthening the fabric of our community by promoting sustainable development and housing opportunities for all.

Alternative(s) to the Recommendation

None.

Conclusions

This report provides an overview of the Comprehensive Zoning By-law Review Work Plan. The Project is expected to start in early 2025 and be completed in 2026. Further details on the Work Plan are included as part of Attachment #1 and #2, and thorough public engagement and reporting back to Council will occur throughout the duration of the project.

Attachments

Attachment #1 – Comprehensive Zoning By-law Review Work Plan Description

Attachment #2 – Comprehensive Zoning By-law Review Work Plan Diagram

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on September 12, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer